



City of Santa Barbara
Airport Department

DATE: February 16, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Monteabaro Masonry, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Monteabaro Masonry, Inc., a California Corporation, for 5,000 square feet of land, at 115 Kenneth Roberts Road, at the Santa Barbara Airport, effective March 1, 2011, for a monthly rental of \$762, exclusive of utilities.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Monteabaro Masonry has been a tenant in good standing at the Airport since March 1, 2003. The Premises will be used for storage of vehicles and equipment for a masonry contractor. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.15 per square foot for yard space, and is comparable to yards on the Airport for similar use and in similar condition. The current land rate ranges from \$.14 to \$.37. The yard category includes both paved and unpaved land and may include amenities, including container storage, that are unique to a particular tenant. The new rental represents a 1.5% increase over the previous year.

No utilities are available at this location.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division
ATTACHMENT: Map